

**COUNCIL BLUFFS PLANNING COMMISSION
TUESDAY, FEBRUARY 14, 2006 - 7:00 P.M.
COUNCIL BLUFFS PUBLIC LIBRARY – 400 WILLOW**

1. CALL TO ORDER

2. ROLL CALL

3. ADOPTION OF AGENDA

4. APPROVAL – MINUTES OF THE JANUARY 10, 2006 MEETING

5. PROOF OF PUBLICATION

6. REVIEW OF MEETING PROCEDURES

7. PUBLIC HEARINGS

- A. CASE #PR-06-001: Public hearing on the request of Broadmoor Development Company to approve the planned residential development plan for a 184 unit complex to be known as River Park Apartments located on Lots 1 and 2, Dodge Park Subdivision. Location: South of Interstate right-of-way, adjacent to Dodge Riverside Golf Course.
- B. CASE #SUB-06-004 and CASE #ZC-06-002: Combined public hearing on the request of New Horizon Presbyterian Church for rezoning and preliminary plan approval of a seven lot subdivision to be known as New Horizon, located on 94.7 acres in part of the W½ of Section 28, part of Lots 1, 2, 3 and 6 of Auditor's Subdivision of the SE¼ SE¼, part of the SE¼ NE¼, part of the NE¼ SE¼ all in Section 29 and part of the NE¼ NE¼ of Section 32, all in Township 75 North, Range 43 West of the fifth principal meridian. Currently zoned A-2/Parks, Estates and Agricultural, the applicant has requested rezoning Lot 1 to C-2/Commercial, Lots 2 and 3 to R-3/Low Density Multi-family Residential and appending a Planned Residential Overlay to Lot 3 for a future senior adult living community and Lot 4 to R-1/Single Family Residential District. Location: Between McPherson Avenue and College Road, between Interstate 80 right-of-way and Mosquito Creek.
- C. CASE #SUB-06-005: Public hearing on the request of ECM, Inc. for preliminary approval for a seven lot commercial subdivision, a replat of Lot 1, Bluffs Vision Subdivision. Location: South of 23rd Avenue and west of Mid-America Drive (South 33rd Street).
- D. CASE #URN-06-002: Public hearing on the request of the City of Council Bluffs to create the Old Airport Urban Renewal Area and adopt the required plan for the land described as:

Beginning at the intersection of the South right-of-way line of Highway 275/92 and the Westerly right-of-way line of Interstate 29; thence westerly along said South right-of-way line to the West right-of-way line of the South Expressway (Highway 192); thence north along said West right-of-way line to the Northerly right-of-way line of 35th Avenue; thence easterly, north and east along said Northerly right-of-way line to the West ¼ Corner of Section 7-74-43; thence continuing east along the North line of the SW¼ of said Section 7-74-43 to the Westerly right-of-way line of Interstate 29; thence southeasterly along said Westerly line to the south right-of-way line of Highway 275/92 and the Point of Beginning.

Location: Between I-29 and the South Expressway, from 35th Avenue to Highway 275/92.

8. OTHER BUSINESS

- A. City Council update
B. Other items of interest

ADJOURNMENT